



CITY OF ELMHURST
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AGENDA

ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS

Tuesday February 5, 2019
7:00 p.m.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on January 15, 2019.
3. Public Comment
4. **Case Number 18 P 21 / Lennar Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for a Conditional Use Permit to exceed building height requirements and Associated Variations from setback requirements and parking space module requirements for an 8-story, 92 feet high (excluding parapet and rooftop appurtenances) building at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of constructing an 8-story apartment building.
Deliberation – Public Hearing held January 15, 2019
5. **Case Number 18 P 25/ Planned Unit Development Text Amendment**
The purpose of this hearing is to consider a request by the City of Elmhurst, as petitioner, to amend the text of the Elmhurst Zoning Ordinance, Sections 22.26 – Conditional Uses, 22.292 - Definitions and to add Section “22.31 Planned Developments” to provide language to regulate Planned Developments and the process and administration of Planned Developments and to amend and add and amend definitions for Planned Developments. All references in the Zoning Ordinance to planned developments will either be removed or replaced with new text.
Continued Public Hearing from December 18, 2018 and January 15, 2019– Notification Published November 29, 2018
6. **Case Number 19 P 01/ Bartlett Variations and Subdivision**
The purpose of this hearing is to consider a request for Variations from minimum lot frontage and area requirements and a subdivision at a property commonly known as 224 Glenview Avenue, Elmhurst, Illinois for the purpose of subdividing the lot.
Public Hearing– All properties within 500 feet have been notified

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this meeting, should contact Valerie Johnson, ADA Compliance Officer, Monday through Friday, 9:00 a.m. to 4:30 p.m., City of Elmhurst, 209 N. York St., Elmhurst, IL 60126, or call (630) 530-3000 voice, or (630) 530-8095 TDD, within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days' advance notice.

7. **Case Number 19 P 02/ Bartlett Variations and Subdivision**

The purpose of this hearing is to consider a request for Variations from minimum lot frontage and area requirements and a subdivision at a property commonly known as 256 Glenview Avenue, Elmhurst, Illinois for the purpose of subdividing the lot.

Public Hearing– All properties within 500 feet have been notified

8. **Case Number 19 ZBA 01/ Smith Variations**

The purpose of this hearing is to consider a request for Variations from setback and fence requirements at property commonly known as 294 W. Winthrop Avenue, Elmhurst, Illinois for the purpose of constructing an in-ground pool and allowing a 6 foot fence in the corner side yard.

Public Hearing– All properties within 500 feet have been notified

9. Adjournment

Susan J. Rose
Chair

**ZONING & PLANNING COMMISSION/ZONING BOARD OF APPEALS
MEETING RULES AND PROCEDURES**

- Start Time: 7:00 p.m.
- Length: 3 hours, unless there is a majority vote of the Z&P Commission/ZBA to extend the meeting.
- Public Comment Agenda Item: This is an opportunity to address the Commission on any City related matter. Comments are limited to three minutes. Please note that comments during this time will not be part of the public record and/or deliberations for a zoning case.
- Interested Parties Time Limit during Public Hearings: Limited to 5 minutes for oral testimony, excluding time needed for response to Commissioner questions or cross examination. There is no limit to the amount of written testimony entered into the public record.
- Deliberation: Z&P Commission/ZBA deliberation is open to the public, however, no public comments and/or testimony will be taken during deliberation sessions.

PUBLIC HEARING PROCESS

- a. Submittal of proof of notice.
- b. Identification and swearing in of Applicant and Persons who will testify.
- c. Report or testimony by City Staff, if any.
- d. Testimony and other evidence by Applicant.
- e. Questioning of Applicant's witnesses by the Commission/Board.
- f. Questions or comments from those attending the hearing, whether in favor of or opposed to the Application (if appropriate for the public hearing).
- g. Questioning of Applicant's witnesses by the Commission/Board.
- h. Questioning of persons testifying and the offer of any other evidence by the Commission or the City Attorney.
- i. Report or testimony by City Staff, if any.
- j. Summary/Closing by Applicant (if appropriate for the particular hearing).

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